THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue Ste 350
Nashville, TN 37203

Our File Number: 22791S

MAP/GROUP/PARCEL: 062-02-0-A228.00CO

Davidson County DEEDWARR
Recvd: 12/27/05 08:40 2 pgs
Fees:13.00 Taxes:536.50
20051227-0153346

NEW OWNER'S NAME AND ADDRESS:
SHARON A. ABLE
2913 RIVERBEND DRIVE
Nashville, TN 37214

SEND TAX BILLS TO:
Bank of America
900 W. Trade St.
Charlotte, NC 28255

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MICHAEL RAY COPELIN and DIANA MARIE COPELIN, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, SHARON A. ABLE , their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 220, on the Final Plat of River Trace Estates, Phase I, Section 4 and 5, as shown on plat of record in Plat Book 9700, page 409, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 2913 RIVERBEND DRIVE, Nashville, TN 37214.
>
> Being the same property conveyed to Michael Ray Copelin and Diana Marie Copelin, husband and wife in Instrument No. 20020614-0072515, recorded 6/14/02, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

The signatures of Michael Ray Copelin and Diana Marie Copelin are hereby effected by the signature of their attorney-in-fact, pursuant to the Specific Power of Attorney, being recorded in Instrument No. ✱_____, Register's Office for Davidson County, Tennessee.

Michael Ray Copelin by E R as Attorney-in-fact
MICHAEL RAY COPELIN By Everett Roberts as Attorney-in-Fact

Diana Marie Copelin by E R as Attorney-in-fact
DIANA MARIE COPELIN By Everett Roberts as Attorney-in-Fact

✱ 20051227-0153344

STATE OF TENNESSEE ✱20051227-0153345
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, Everett Roberts, to me known to be the person who executed the foregoing instrument in behalf of MICHAEL RAY COPELIN and DIANA MARIE COPELIN, HUSBAND AND WIFE, and acknowledged that he executed the same as his free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County.

DONE at offices in Nashville, Tennessee on this the 15th day of December, 2005.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN MY COMMISSION EXPIRES NOVEMBER 2, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $145,000.00.

Barbara Burleson
AFFIANT

Sworn to and subscribed before me, this the 15th day of December, 2005.

Amy Leathers
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY